

**VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Workshop Meeting
VFW Hall Kemble Ave.
Butterfield Realty LLC**

September 4, 2013

Members present: Chairman: B. M. Molloy, Karn Dunn, James Pergamo, Anne Impellizzeri and Arne Saari **also present** Special Counsel; Anna Georgiou, Planning Board Consultant Thaddeus Kolankowski from Barton & Loguidice and Planning Board Liaison; Matt Francisco

Present for the Applicant: Matt Moran; Unicorn Contracting, Tim Miller; Tim Miller Associates and Steven Barshov; Sive Paget and Riesel PC

The meeting was called to order at 7:02 P.M.

Chairman's remarks - Planning Board Accepting the Butterfield Realty LLC. Application.

1. Minutes:

- The minutes of May 8, 2013 were reviewed **J. Zuehl's** proxy on file for accepting the minutes were noted. **A. Saari** moved to accept as submitted and seconded by **B. Molloy**. The minutes were approved unanimously (3-0).
- The minutes of June 26, 2013 were reviewed **J. Zuehl's** proxy on file for accepting the minutes were noted.
A. Saari moved to accept as submitted and **B. Molloy** seconded the motion. The minutes were approved unanimously (3-0).
- The minutes of August 21, 2013 were reviewed and amended. **A. Imellizzeri** moved to accept the minutes as amended and **A. Saari** seconded the motion. The minutes were approved unanimously (5-0).

2. Correspondence:

- Affidavit of publication – Putnam County News and Recorder.
- Notice from ZBA noting a public hearing is scheduled for September 24, 2013 with the Village Board of Trustees. The Planning Board memo will note that the Planning Board has no objection to the change of but the Planning Board would like to standardize that time line.

3. Old Business:

Building Inspector correspondence regarding Foodtown Application and referral - The Building Inspector has been on vacation. The building permit has not been issued. The Planning Board will discuss whether or not a building permit should be issued without the applicant going before the Planning Board with the Village Attorney when a Village Attorney has been in place.

4. Unfinished business:

- ZBA referrals – **A. Saari** will do a site visits for the 3 referrals and review the files. A. Saari will review his findings with the Board at the next meeting.
- A joint meeting will be scheduled with ZBA and HDRB regarding a generic application and notice process.

Chairman B. M. Molloy welcomed two new board members - Karn Dunn and James Pergamo.

Matt Moran, Tim Miller and Steven Barshov reviewed the following.

- The project description was reviewed.
- A timeline of the whole project was presented.
- The contents of the EAF were reviewed.
- The B4A Zoning will convert back to B4 if the B4A is not approved.
- The project is a type 1 action since it abuts a property on the national register.

Chairman B.M. Molloy opened the meeting for Board member comments.

Next meeting will be September 18, 2013 and will start at 6:00 P.M. for a site visit to see where the buildings will be located. The entire building layout will be staked out for the site visit.

The EAF will be reviewed by the Planning Board consultants. Comments from consultants will be provided at the next meeting. The comments will be distributed the morning of the meeting.

Ted Kolankowski suggested reviewing the B4 zoning items that are incompatible with what is being proposed and review what can't be done in the proposal in traditional zoning.

Chairman Molloy distributed the HDRB comments regarding the Change of Lead Agency.

Chairman Molloy opened the meeting for public comment and noted that in the future the practice will be that public comment will be at the end of each meeting and can only on agenda items and must be brief.

Barbara Scuccimarra, County Legislator, asked if building 1 will be used for the County and Government including the Post Office and a senior center. Matt Moran responded that there was a concept plan proposal which may incorporate ½ of the first floor to be occupied by the Post Office and the second half would be a senior/community center. The second and third floor would be county offices.

A. Saari moved to adjourn the meeting and **J. Pergamo** seconded the motion. The meeting was adjourned at 8:15 P.M.

B.M. Molloy, Planning Board Chairman

Date

